



March 22, 2016

Certified Mail

Jaime and Mariana Arismendez
14402 N. 184th Avenue,
Surprise, AZ 85388

Subject: Public Hearing Notice regarding 5345 W. Orangewood

Parcel: 147-18-160
Legal Description: See Exhibit "A"

Dear Sirs,

On February 18, 2016 the City of Glendale's Building Safety division notified you of ongoing issues and illegal use or occupancy of the structure located at 5345 W. Orangewood Avenue in Glendale. In that notice you were ordered to secure the property from entry and notified that the continued use of the property was illegal per International Building Code (IBC) sections 116.3.12, 116.3.17 and 116.5.2. Further you were ordered to abate the hazards relating to this property "immediately."

The Building Safety division was again notified on, or about, March 16, 2016 by the City of Glendale Code Enforcement division that the property not only remained un secured, it continued to be occupied in direct violation of the notices and postings at this site.

Due to the hazards, as well as the lack of action taken to abate the hazards at the property, the **City has scheduled a public hearing for May 4, 2016 at 9:30 A.M. in room B3 at 5850 W. Glendale Avenue, Glendale Arizona 85301.** The room is located on the basement level of the Glendale City Hall Building below the council chambers. Free parking is located in the adjacent parking garage.

At this hearing you will be required to show just cause as to why action has not been taken, what action you intend to take to abate the hazards and when the work will be completed. Please be prepared to submit any relevant evidence to the hearing officer for review including estimates or bills. The City of Glendale will be seeking approval to move forward with the demolition of the structures as well as the removal of any improvements on the property

If you will be represented by an attorney at these proceedings you are required to notify Mr. Ptashkin, in writing, of such representation and their contact information no later than 5:00 P.M. April 21, 2016. Failure to do so will result in the rescheduling of the hearing at your cost. Please note that all costs incurred with this process are the responsibility of the property owner.



Please note that the City of Glendale has the authority to repair or demolish the structure, as outlined in IBC section 116.5.2.4.4. The costs of such work would be assessed to the property owner and placed as a lien against the real property.

If you or any other parties of interest have any questions or need assistance please contact me at: 623-930-3137.

Sincerely

Mark Ptashkin
Senior Building Inspector
Building Safety Department

CC: Steve Dudley, Building Official
James Gruber, Assistant City Attorney
Samuel McAllen, Development Services Director
Officer Jeff Horsley, Glendale Police Department
Mark Greenawalt, Code Compliance
Tim Boling, Code Compliance Administrator
Justine Cornelius, Building Safety
Ed Ghahreman, Building Safety
Stacy Laborin, Building Safety



Legal Description:

The following real property situated in MARICOPA County, Arizona: .

The North half of the North half of Lot 1, EXCEPT the North 30 feet of Block 8, COOK AND WHITE ADDITION AMENDED, according to Book 30 of Maps, page 9, records of Maricopa County, Arizona.

Publish The Glendale Star

April 7, 2016 & April 14, 2016